

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/7 Morelle Court, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$674,000

Property Type

Townhouse

Suburb

Mooroolbark

Period - From

10/11/2024

to

09/11/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/88 Winyard Dr MOOROOLBARK 3138	\$795,000	04/10/2025
2	21 Orbell Jones Ct CROYDON 3136	\$780,000	18/09/2025
3	4 Montana Pl MOOROOLBARK 3138	\$751,000	28/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/11/2025 17:26

3/7 Morelle Court, Mooroolbark Vic 3138



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



3 2 2

Property Type: Townhouse
(Single)

Land Size: 139 sqm approx

Agent Comments

3 yrs old (approx)

Indicative Selling Price
\$750,000 - \$800,000
Median Townhouse Price
10/11/2024 - 09/11/2025: \$674,000

Comparable Properties



4/88 Winyard Dr MOOROOLBARK 3138 (REI)

Agent Comments

3 2 1

Price: \$795,000

Method: Private Sale

Date: 04/10/2025

Property Type: Townhouse (Res)

Land Size: 173 sqm approx



21 Orbell Jones Ct CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$780,000

Method: Private Sale

Date: 18/09/2025

Property Type: Townhouse (Single)



4 Montana PI MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 2

Price: \$751,000

Method: Private Sale

Date: 28/08/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300



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